



Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

June 25, 2018

9:30

Calendar No. 18-124:

1876 W. 47 Street

Ward 3

Kerry McCormack

20 Notices

Michael Camaglia and Robert Crawford, owners, propose to erect a 2 story 1,880 square foot single family house with an attached garage on a 3,780 square foot lot in a B1 Two-Family Residential District. The owners appeal for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(a) which states that the minimum lot area for a single family dwelling in a "B" area district is 4,800 square feet and the proposed lot area is approximately 3,780 square feet.
2. Section 355.04(a) which states that the minimum lot width for a single family dwelling in a "B" area district is 40 feet; a 30 foot wide lot is proposed.
3. Section 357.02 which states that no yard or court provided for any building or group of buildings for the purposes of complying with the provisions of this Zoning Code shall be reduced or again considered as the yard or court required for any other building or additional construction on the same lot or on another lot.
4. Section 357.09(b)(2)(C) which states that in a Two-Family District no interior side yard shall be less than (8) feet in width for a corner lot, nor less than three (3) feet in width for an interior lot, nor shall the aggregate width of side yards on the same premises be less than ten (10) feet. However, the width of any such interior side yard shall in no case be less than one-fourth (1/4) the height of the main building on the premises. Building height is approximately 32'-7" thus no interior side yard shall be less than 8'-2"; a 5'-0" side yard is proposed.
5. Section 357.09(b)(2)(A) which states that no building shall be erected less than ten feet from a main building on an adjoining lot.. The proposed distance to a main building on adjoining lot is 6'-6".
6. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit. (Filed May 24, 2018)

9:30

Calendar No. 18-125:

2100 West 17 Street

Ward 3

Kerry McCormack

15 Notices

DI Rentals, owner, proposes to erect a 3 story 4,600 square foot single family house with 3 car garage on a 4,500 square foot lot in a B1 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(a) which states that the maximum gross floor area of a single family dwelling in a "B" area district shall not exceed 1/2 the lot area or in this case 2,250 square feet and the proposed floor area is approximately 4,600 square feet.

2. Section 355.04(a) which states that the minimum lot area for a single family dwelling in a "B" area district is 4,800 square feet and the proposed lot area is 4,500 S.F.
3. Section 357.02 which states that no yard or court provided for any building or group of buildings for the purposes of complying with the provisions of this Zoning Code shall be reduced or again considered as the yard or court required for any other building or additional construction on the same lot or on another lot.
4. Section 357.09(b)(2)(C) which states that no interior side yard shall be less than (8) feet in width for a corner lot, nor less than three (3) feet in width for an interior lot, nor shall the aggregate width of side yards on the same premises be less than ten (10) feet. However, the width of any such interior side yard shall in no case be less than one-fourth (1/4) the height of the main building on the premises. Building height is approximately 35' thus no interior side yard shall be less than 8'-9" and a 3'-0" side yard is proposed.
5. Section 357.09(b)(2)(A) which states that no building shall be erected less than ten feet from a main building on an adjoining lot. The proposed distance to a main building on adjoining lot is 8'-0".
6. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit. (Filed May 29, 2018)

9:30

Calendar No. 18-126:

1956 W. 48 St.

Ward 3

Kerry McCormack

14 Notices

Christopher Morris, owner, proposes to build a 2 story 40' x 28', 1,680 square foot wood frame garage with second floor storage on a 7,056 square foot lot in a B1 Two Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 353.05 which states that in Residence Districts an accessory building shall not exceed fifteen (15) feet in height, or the distance from the accessory building to a main building or potential location of a main building on adjoining premises in a Residence District, whichever is less. The proposed garage height is 24'-11".
2. Section 337.23 (a)(6)(A) which states that in a Dwelling House District the floor area of a private garage erected as an accessory building shall not exceed six hundred fifty (650) square feet unless the lot area exceeds four thousand eight hundred (4,800) square feet in which event the floor area may be increased in the ratio of one (1) square foot for each twelve (12) square feet of additional lot area. Accessory floor area permitted is 838 square feet and the proposed area is 1,680 square feet.
3. Section 337.23(a) which states that an accessory building shall be located a minimum of 18" from all property lines and at least ten feet from any main building on an adjoining lot. The proposed garage is 5'-0" to the main building on adjoining lot. (Filed May 31, 2018)

9:30

Calendar No. 18-127:

4213 Franklin Boulevard

Ward 3

Kerry McCormack

16 Notices

Ronald R. Bates, owner, proposes to replace chain link fence with a 189 linear feet of 6 foot tall aluminum decorative in the side yard in a Local Retail Business District. The owner appeals for relief from the strict application of Section 358.04 of the Cleveland Codified Ordinances which states that fences in actual front yard and in actual side street shall not exceed 4' in height, shall be ornamental and shall be at least 50% open. The appellant is proposing a 6' high aluminum fence along W. 44 Street and Terrett Ave finished side to face adjacent property or sidewalk. (Filed June 1, 2018)

9:30

Calendar No. 18-128:

2886 W. 25 Street

Ward 14

Jasmine Santana

21 Notices

Norma Castro, owner, and Northeast Ohio Hispanic Center for Economic Development, lessee, propose to establish two eating places and two retail spaces in a C2 Local Retail Business District and a Pedestrian Retail Overlay District. The owner appeals for relief from the strict application of Section 343.23(i) which states that nine (9) off street parking spaces are required no parking is proposed. (Filed June 1, 2018)

9:30

Calendar No. 18-129:

1985 W. 28 St.

Ward 3

Kerry McCormack

27 Notices

O.C.I. LLC., owner, proposes to establish use as a restaurant in a C3 Local Retail Business District. The owner appeals for relief from the strict application of Section 349.04(f) which states that a total of 10 off street parking spaces are required and none are proposed (Filed June 1, 2018).